| 004.0 | 0008 | 0007.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,028,100 | / | 1,028,100 |
| USE VALUE: | 1,028,100 | / | 1,028,100 |
| ASSESSED: | 1,028,100 | / | 1,028,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 59 | -59A | MAGNOLIA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DANIELSON CHRISTINE N/ TRUSTEE |
| Owner 2: | LUCREZIANO FAMILY REALTY TRUST |
| Owner 3: | |
| Street 1: | 18 BATES DR |
| Street 2: | |
| Twn/City: | NASHUA |
| St/Prov: | NH Cntry: Own Occ: Y |
| Postal: | 03064 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LUCREZIANO SALVATORE/IRENE - |
| Owner 2: | TRS/LUCREZIANO TRUST - |
| Street 1: | 59 MAGNOLIA ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .091 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3038 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 3950.000 | 593,000 | 4,300 | 430,800 | 1,028,100 |
| Total Card | 0.091 | 593,000 | 4,300 | 430,800 | 1,028,100 |
| Total Parcel | 0.091 | 593,000 | 4,300 | 430,800 | 1,028,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.41 /Parcel: 338.41

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 4550
GIS Ref:
GIS Ref:
Insp Date: 08/30/17

!484!

## PREVIOUS ASSESSMENT

Parcel ID: 004.0-0008-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 593,000 | 4300 | 3,950. | 430,800 | 1,028,100 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 565,900 | 4300 | 3,950. | 430,800 | 1,001,000 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 565,900 | 4300 | 3,950. | 430,800 | 1,001,000 | 1,001,000 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 414,400 | 4300 | 3,950. | 457,700 | 876,400 | 876,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 414,400 | 4300 | 3,950. | 333,900 | 752,600 | 752,600 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 383,800 | 5100 | 3,950. | 290,800 | 679,700 | 679,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 383,800 | 5100 | 3,950. | 247,700 | 636,600 | 636,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 341,300 | 5100 | 3,950. | 242,300 | 588,700 | 588,700 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 18:35:06 |

## LAST REV

| Date | Time |
|---|---|
| 02/06/19 | 15:23:50 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 484

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LUCREZIANO SALV | 72121-12 | 1 | 1/14/2019 | Convenience | 1 | No | No | | |
| LUCREZIANO SALV | 46218-161 | | 10/4/2005 | Family | 99 | No | No | | |
| | 16020-282 | | 2/1/1985 | | 99 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/17/1999 | 347 | Manual | 6,879 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/30/2017 | Meas/Inspect | HS | Hanne S |
| 8/26/2017 | MEAS&NOTICE | HS | Hanne S |
| 1/27/2009 | Meas/Inspect | 294 | PATRIOT |
| 11/9/1999 | Inspected | 267 | PATRIOT |
| 9/20/1999 | Mailer Sent | | |
| 9/20/1999 | Measured | 264 | PATRIOT |
| 8/18/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 4550 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 3950 | | Sq. Ft. | Site | | 0 | 80. | 1.36 | 1 | | | | | | | | | 430,800 | | | | | | 430,800 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.09068 | Total SF/SM: | 3950 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 430,800 | Spl Credit | | Total: | 430,800 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 3 | Total: | 3 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 0.99562210 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 177.402 |
| Other Features: | 121500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 728510 |
| Depreciation: | 135503 |
| Depreciated Total: | 593007 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 13 | BRs: | 5 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

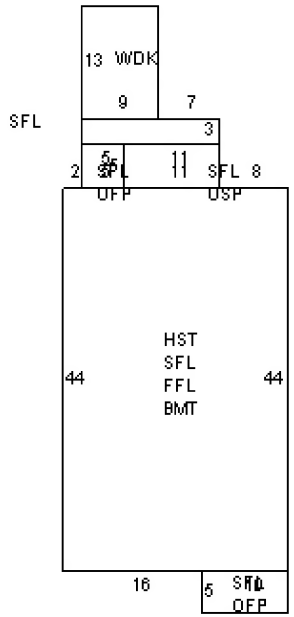
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| 1 | 5 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 13 | 5 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 177.40 |
| Special Features: | 0 | Val/Su Net: | 133.89 |
| Final Total: | 593000 | Val/Su SzAd | 195.19 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,322 | 177.400 | 234,526 |
| BMT | Basement | 1,144 | 53.220 | 60,884 |
| FFL | First Floor | 1,144 | 177.400 | 202,948 |
| HST | Half Story | 572 | 177.400 | 101,474 |
| WDK | Deck | 117 | 14.400 | 1,685 |
| OFP | Open Porch | 75 | 38.110 | 2,858 |
| OSP | Screen Porch | 55 | 47.910 | 2,635 |
| | Net Sketched Area: | 4,429 | Total: | 607,010 |
| Size Ad | 3038 | Gross Area | 5001 | FinArea 3038 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

004.0-0008-0007.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 400 | A | FR | 1926 | 21.25 | T | 50 | 104 | | | 4,300 | | | 4,300 |

| More: | N | Total Yard Items: | 4,300 | Total Special Featues: | | Total: | 4,300 |
|---|---|---|---|---|---|---|---|